

**TIFFANY & BOSCO**  
P.A.

**2525 EAST CAMELBACK ROAD  
SUITE 300  
PHOENIX, ARIZONA 85016  
TELEPHONE: (602) 255-6000  
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Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-15038

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:

Gary A. Martinson and Ronna L. Martinson

Debtors.

PNC Mortgage, a division of PNC Bank, NA, fka  
National City Mortgage

Movant,

vs.

Gary A. Martinson and Ronna L. Martinson,  
Debtors; Lawrence J. Warfield, Trustee.

Respondents.

No. 2:09-bk-33841-RJH

Chapter 7

**OBJECTION TO MOTION TO SELL REAL  
PROPERTY FREE AND CLEAR OF LIENS**

PNC Mortgage, a division of PNC Bank, NA, fka National City Mortgage a secured creditor, by  
its attorneys, TIFFANY & BOSCO, P.A., hereby objects to the Motion to Sell Real Property Free and

...

...

1 Clear of Liens. This Objection is supported by the following Memorandum of Points and Authorities.

2 Dated this 8th day of July, 2010.

3 Respectfully submitted,

4 TIFFANY & BOSCO, P.A.

5  
6 By /s/ MSB #010167  
7 Mark S. Bosco  
8 Leonard J. McDonald  
9 Attorneys for Movant

10  
11 **MEMORANDUM OF POINTS AND AUTHORITIES**

12 Movant hereby objects to the sale of the property. Movant has not been provided with any escrow  
13 documents which assure Movant that the sale of the property will provide a complete and full payoff of  
14 principal, interest, late charges, attorneys' fees and costs, and such other costs, including but not limited to,  
15 advances made by beneficiary for taxes and insurance, if applicable, good through the date the loan is paid  
16 off.

17 At such time as Debtor can provide Movant with documentation which indicates a full payoff of  
18 principal, interest, late charges, attorneys' fees and costs, and such other costs, including but not limited to,  
19 advances made by beneficiary for taxes and insurance, if applicable, good through the date the loan is paid  
20 off, Movant will withdraw its Objection to Motion to Sell Real Property Free and Clear of Liens or will

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

1 sign a Stipulated Order consistent with the position set forth above.

2 Dated this 8th day of July, 2010.

3 Respectfully submitted,

4 TIFFANY & BOSCO, P.A.

5  
6 By /s/ MSB #010167  
7 Mark S. Bosco  
8 Leonard J. McDonald  
9 Attorneys for Movant

8 COPY of the foregoing mailed this  
9 Dated this 8th day of July, 2010 to:

10 Gary A. Martinson and Ronna L. Martinson  
11 10953 N. Frank Lloyd Wright Blvd.  
12 Suite 110  
13 Scottsdale, AZ 85259  
14 Debtors

13 Bradley Pack  
14 David WM. Engelman  
15 3636 N. Central Ave Ste #700  
16 Phoenix, AZ 85012  
17 Attorney for Debtors

17 Lawrence J. Warfield  
18 P.O. Box 14647  
19 Scottsdale, AZ 85267  
20 Trustee

19 Terry A. Dake  
20 Terry A. Dake, Ltd.  
21 11811 N. Tatum Blvd., #3031  
22 Phoenix, AZ 85028-1621  
23 Attorney for Trustee

23 Arizona Dept. of Revenue  
24 PO Box 29086  
25 Phoenix, AZ 85038-9086

25 By: Lisa R. Montee  
26